

FEB 5 1 41 PM '97 *me*
*vg*BOOK : **312** PAGE **170**BK 312 PG 170
W.E. DAVIS CH. CLK.

WARRANTY DEED

This deed of conveyance this day made by the undersigned, JIMMY M. STAFFORD and wife, DEBORAH B. STAFFORD, hereinafter referred to as the GRANTORS, and W. F. MCLEMORE and wife, COLLEEN H. MCLEMORE, hereinafter referred to as the GRANTEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid by the GRANTEES to the GRANTORS, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, the GRANTORS do hereby and by these presents sell, convey, and warrant unto the GRANTEES, as tenants by the entirety with full rights of survivorship and not as tenants in common, the hereinafter described real property located in DeSoto County, Mississippi, and being described as follows, to-wit:

Lot 2, Lake Forest Commercial Subdivision, in Section 25, Township 1 South, Range 9 West, DeSoto County, Mississippi, as shown by plat appearing of record in Plat Book 26, Page 25, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, including, but not limited to, rights of ways granted to Mississippi Power and Light Company by instruments of record in Deed Book 25, Page 425 and Deed Book 33, Page 23, subdivision and zoning regulations in effect in DeSoto County, Mississippi; and to

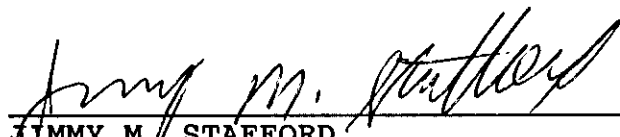
any prior reservation or conveyance of minerals of every kind and character including, but not limited to, oil, gas, sand and gravel in, on and under the subject property; any unrecorded rights of way or easements and any discrepancies, conflicts, encroachments or shortages in the area and boundaries which a correct survey and/or inspection would show, to the easements, restrictive covenants and building restrictions of record for said subdivision as shown on the Plat of said subdivision recorded in Plat Book 26, Page 25, in the office of the Chancery Clerk of DeSoto County, Mississippi.

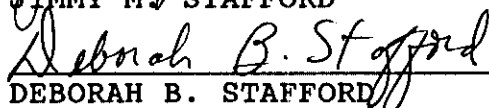
Taxes and assessments against said property for the year 1997 shall be prorated as of the date of this deed and all taxes and assessments for all subsequent years are hereby excepted from the foregoing covenant of warranty.

Possession shall be given upon delivery of this deed.

Deborah B. Stafford, the wife of Jimmy M. Stafford, joins in this deed for the purpose of conveying any interest which she might have in said lot, including, but not limited to, rights of homestead.

Witness the signature of the GRANTORS on this the 5th day of February, 1997.



JIMMY M. STAFFORD


DEBORAH B. STAFFORD

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and state, on this the 5th day of February, 1997, within my jurisdiction, the within named Jimmy M. Stafford and Deborah B. Stafford, who acknowledged that they executed the above and foregoing instrument.

Patricia G. Russum
NOTARY PUBLIC

My Commission Expires:

Notary Public State of Mississippi At Large
My Commission Expires: January 16, 1999
BONDED THRU HEIDEN-MARCHETTI, INC.

GRANTORS' ADDRESS:
6648 Starlanding Road W.
Lake Cormorant, MS 38641
Home Tel. No.: 601-781-0268
Work Tel. No.: 901-828-7028

GRANTEES' ADDRESS:
6244 Highway 301 N.
Walls, MS 38680
Home Tel. No.: 601-781-2404
Work Tel. No.: NONE

Prepared by:
Law Offices of A. Cinclair May
2565 Caffey Street, Suite 100
Hernando, MS 38632
601-429-5038

Indexing Instructions: Lot 2, Lake Forest Commercial Subdivision.

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